



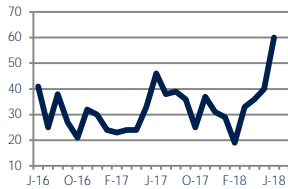
# The Long & Foster Market Minute™

## Focus On: Glenolden, Folcroft, and Norwood Housing Market

June 2018

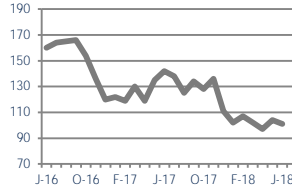
Zip Code(s): 19036, 19032 and 19074

**Units Sold**  
60



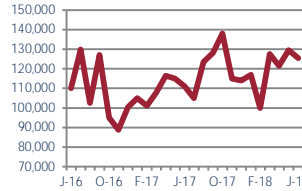
**Up 30%**  
Vs. Year Ago

**Active Inventory**  
101



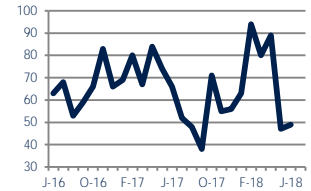
**Down -29%**  
Vs. Year Ago

**Median Sale Price**  
\$125,500



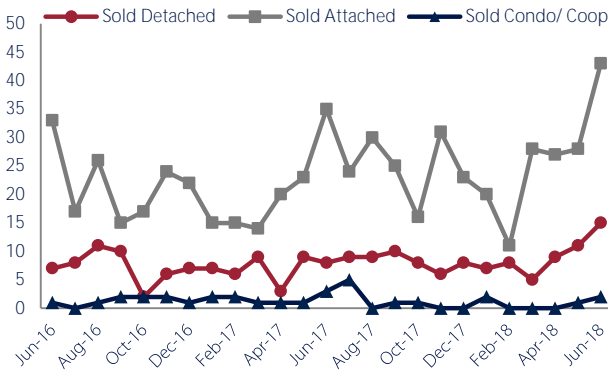
**Up 13%**  
Vs. Year Ago

**Days On Market**  
49



**Down -26%**  
Vs. Year Ago

### Units Sold\*



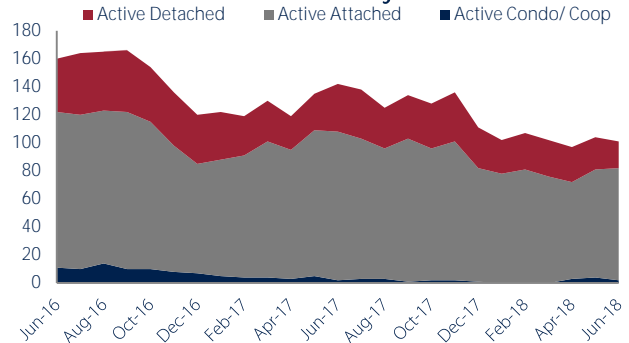
### Units Sold

There was an increase in total units sold in June, with 60 sold this month in Glenolden, Folcroft, and Norwood. This month's total units sold was higher than at this time last year.

### Active Inventory

Versus last year, the total number of homes available this month is lower by 41 units or 29%. The total number of active inventory this June was 101 compared to 142 in June 2017. This month's total of 101 is lower than the previous month's total supply of available inventory of 104, a decrease of 3%.

### Active Inventory\*



### Median Sale Price



### Median Sale Price

Last June, the median sale price for Glenolden, Folcroft, and Norwood Homes was \$111,000. This June, the median sale price was \$125,500, an increase of 13% or \$14,500 compared to last year. The current median sold price is 3% lower than in May.

Median sale price is the middle sale price in a given month. The same number of properties are above & below the median.

Glenolden, Folcroft, and Norwood are defined as properties listed in zip code/s 19036, 19032 and 19074.

\*Detached, Attached, and Condo varies by local area Multiple Listing Service (MLS) definition. For more information regarding your specific market, contact one of Long & Foster's knowledgeable and experienced sales associates.

Information included in this report is based on data supplied by TREND and its member Association(s) of REALTORS, who are not responsible for its accuracy. Does not reflect all activity in the marketplace. Information contained in this report is deemed reliable but not guaranteed, should be independently verified, and does not constitute an opinion of TREND or Long & Foster Real Estate, Inc.



**CHRISTIE'S**  
INTERNATIONAL REAL ESTATE

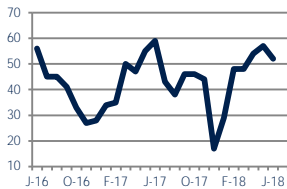




Zip Code(s): 19036, 19032 and 19074

### New Listings

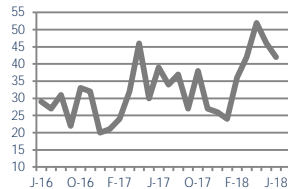
52



Down -12%  
Vs. Year Ago

### Current Contracts

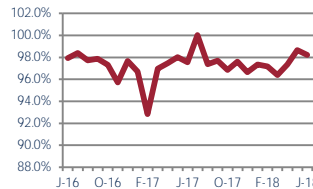
42



Up 8%  
Vs. Year Ago

### Sold Vs. List Price

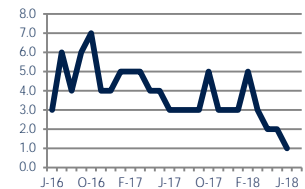
98.2%



Up 0.7%  
Vs. Year Ago

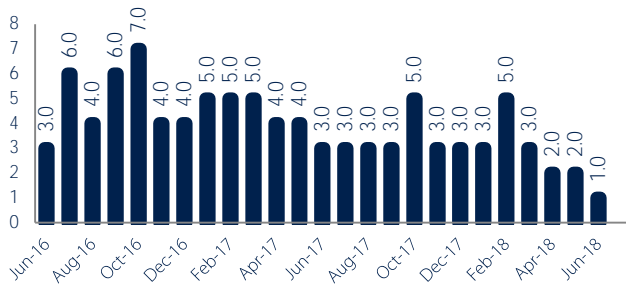
### Months of Supply

1.0



Down -67%  
Vs. Year Ago

### Months Of Supply



### Months of Supply

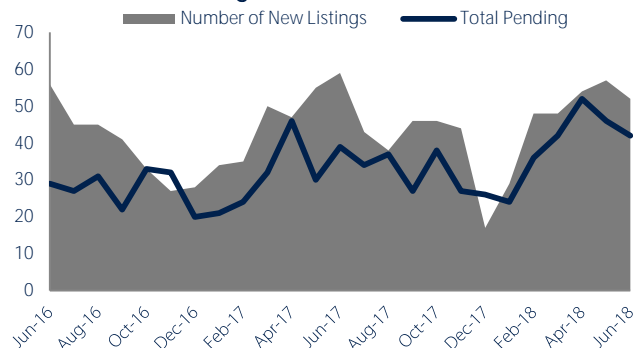
In June, there was 1.7 months of supply available in Glenolden, Folcroft, and Norwood, compared to 3.1 in June 2017. That is a decrease of 45% versus a year ago.

Months of supply is calculated by dividing current inventory by current sales. It indicates how many months would be needed to sell all of the inventory available at the current rate of demand.

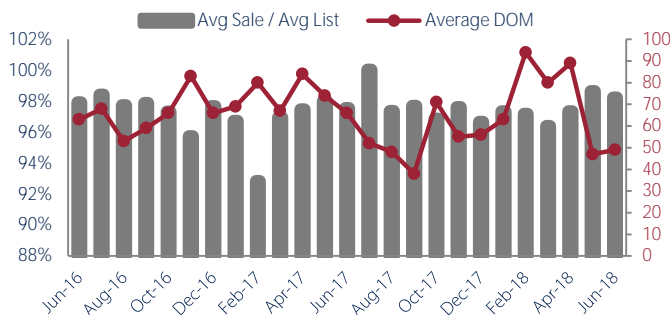
### New Listings & Current Contracts

This month there were 52 homes newly listed for sale in Glenolden, Folcroft, and Norwood compared to 59 in June 2017, a decrease of 12%. There were 42 current contracts pending sale this June compared to 39 a year ago. The number of current contracts is 8% higher than last June.

### New Listings & Current Contracts



### Sale Price/ List Price & DOM



### Sale Price to List Price Ratio

In June, the average sale price in Glenolden, Folcroft, and Norwood was 98.2% of the average list price, which is 0.7% higher than at this time last year.

### Days On Market

This month, the average number of days on market was 49, lower than the average last year, which was 66, a decrease of 26%.



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